



Westfield-Washington Township Advisory Plan Commission (APC) Workshop Meeting

Minutes of the January 22, 2024, APC Workshop Meeting
Presented for approval: February 5, 2024

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Tuesday, January 22, 2024, at Westfield City Services Center.

Active links for this meeting:

[January 22, 2024, APC Agenda & Exhibits](#)

[January 22, 2024, YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:01](#)

Please note, due to technical issues, the audio does not begin until [7:52](#).

Roll Call

Commissioners Members Present In-Person: Billy Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Andre Maue, Victor McCarty, Ryan Mooney, and Mike Neal.

Commissioners Present Virtually: None.

Commissioners Absent: Chris Woodard.

City Staff Present In-Person: Kevin Todd, Director; Lauren Gillingham, Senior Planner; Weston Rogers, Senior Associate Planner; and Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

ANNOUNCE ANY CHANGES TO AGENDA

No Changes

ELECTION OF OFFICERS

President: Bob Horkay

Vice President: Mike Neal

APPOINTMENT OF BZA REPRESENTATIVE

Mark Keen

APPOINTMENT OF PLAT COMMITTEE REPRESENTATIVES

Continue with existing members:

Chair: Bob Horkay

Vice Chair: Justin Wiley

Members: Hayley Morgan

Brian Kelly

Michael Pearce

AMENDMENT TO THE RULES AND PROCEDURES

Maue motioned to approve the Amendment to The Rules and Procedures.

Keen seconded. Motion passed. Vote 7-0.

APPROVAL OF MINUTES

McCarty motioned to approve the December 4, 2023 Minutes.

Neal seconded. Motion passed. Vote 7-0.

REVIEW RULES AND PROCEDURES

Rogers reviewed APC Workshop rules and procedures.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

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CONSENT AGENDA ITEMS

[YouTube Time: 18:28](#)

2311-DDP-30

Westfield Washington Schools Tennis Facility

17695 Shamrock Boulevard

Westfield Washington Schools by Church Church Hittle & Antrim request Detailed Development Plan approval for a proposed school operated tennis facility on 3.83 acres +/- in the Junction Planned Unit Development (PUD) and the Single-family Medium Density (SF-3) Zoning Districts.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

2312-DDP-32

Westfield Washington Schools Transportation Facility

Generally, 1/2 mile east of the intersection at SR 32 and Centennial Road

Westfield Washington Schools by Schmidt Associates requests Detailed Development Plan review of a 42,700 square foot school transportation center and associated site improvements on 56.56 acres +/- in the Westfield Washington Schools (PUD) District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2312-DDP-33

Bonterra Retail Center

Generally, 500 feet SE of the intersection at SR 32 and Shady Nook Road

Hartman Capital, LLC by Fritz Engineering Services, LLC requests Detailed Development Plan approval for a 15,960 square foot commercial in-line tenant building located on 2.58 acres +/- in the Bonterra Planned Unit Development (PUD) District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

McCarty motioned to approve the Consent Agenda as presented.

Maue seconded. Motion passed. Vote 7-0.

WORKSHOP ITEMS

2306-PUD-07 [WORKSHOP]

[YouTube Time: 20:21](#)

Claiborne Farms (Kimblewick) – Phase II PUD

Southwest of the Intersection at Towne Rd. & W 156th Street

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC requests a change of zoning for 16 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Claiborne Farms (Kimblewick) - Phase II PUD District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments / Workshop discussion.

DELEGATED ITEMS

[YouTube Time: 48:12](#)

2311-DDP-28

Osborne Trails North Amenity Center

635 Faudree Drive

Lennar Homes of Indiana, LLC by HWC Engineering requests Detailed Development Plan approval for a residential development amenity area on 1.8 acres +/- in the Osborne Trails Planned Unit Development (PUD) District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

2311-DDP-29

Aberdeen Amenity Center

Generally, north of the intersection at Waterford Lane & Lewis Circle

Lennar Homes of Indiana, LLC, represented by HWC Engineering, requests Detailed Development Plan approval for a residential amenity center and associated site improvements on 1 acre +/- in the Chatham Hills Planned Unit Development (PUD) District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

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ITEMS CONTINUED TO A FUTURE MEETING

2306-PUD-07 [CONTINUED]

Urban Apples PUD Amendment III

18326 Spring Mill Road

Urban Apples LLC requests an amendment to the Urban Apples Planned Unit Development (PUD) Ordinance (Ord. 21-34) to permit the desired signage.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

REPORTS/COMMENTS:

[*YouTube Time: 1:04:04*](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

ADJOURNMENT

McCarty motioned to adjourn the meeting.

Neal seconded. Motion passed. Vote 7-0.

The meeting adjourned at 8:21 p.m.

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Signature Page for APC Minutes for January 22, 2024

Robert Horkay, President

Mike Neal, Vice President

Kevin M. Todd, Secretary